

# 39 Hedgerow Drive, Gulfview Heights, SA 5096

## House For Sale

Wednesday, 22 May 2024



39 Hedgerow Drive, Gulfview Heights, SA 5096

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 640 m2**

**Type: House**



Nicolle Davis  
0882513249

**\$849,000-\$879,000**

This well-appointed family home has been lovingly upgraded by the current family and is 'move in ready'. Entertainers will appreciate the generous al fresco area, in ground pool with solar heating, and spacious backyard, whilst discerning buyers will love the stylish improvements that complement the original features of the home. With Hedgerow Reserve only a few houses away, this beautiful property is nestled amongst other quality family homes in an undisturbed pocket of Gulfview Heights. Less than 10 minutes' drive to The Grove, Saints Road Shopping Centre or Parabanks Shopping Precinct, and close to Cobbler Creek Recreation Park, several popular local schools, and public transport, this stunning home will appeal to buyers who want the very best from life. Be QUICK to make your best offer or risk missing out on this fabulous opportunity!

**PROPERTY HIGHLIGHTS:**

- Excellent shopping facilities, exceptional schools and public transport nearby
- Four generous bedrooms, master with walk in wardrobe and ensuite bathroom
- All bedrooms have built in wardrobes and ceiling fans
- Economical ducted evaporative air conditioning and ducted gas heating throughout
- Gorgeous galley kitchen with Westinghouse 4 burner gas cooktop, electric oven and Puratap
- Dual living areas for the family to spread out, or congregate and make memories in
- Allergen friendly porcelain tiles throughout the home, and soft carpet to bedrooms
- Security system for added peace of mind
- Family bathroom with bath, separate toilet, and laundry
- 5.5kW Solar systems with valuable Tesla battery to keep the power bills down
- Delightful al fresco entertaining area under gabled veranda with fans, exposed aggregate concrete flooring, and semi enclosed by outdoor blinds
- Salt chlorinated, solar heated, in ground swimming pool, great for kids in summertime
- Carport with automatic roller door and valuable rear access
- Established front garden with watering system, and very low maintenance backyard, including tool shed
- NBN connected
- Rental estimate \$750-\$800 per week (including pool maintenance)
- Brick veneer construction built in 1992 on 640m<sup>2</sup> (approximately) allotment

Such a lovely family home in this location will sell fast, so ACT NOW or you will miss out!

**SPECIFICATIONS:**

CT - 6003/144 Council - Salisbury Zoning - GN - General Neighbourhood  
Built - 1992 Council Rates - \$tbc/annum SA Water - \$tbc/quarter ESL - \$tbc/annum